



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445
(617) 730-2130 Fax (617) 730-2442
TTY (617) 730-2327

Mark J. Zarrillo, Chairman
Linda K. Hamlin, Clerk
Robert Cook
Steven A. Heikin
Steven R. Kanes
Sergio Modigliani
Jonathan Simpson

BROOKLINE PLANNING BOARD MEETING MINUTES **Room 111, First Floor, Brookline Town Hall** **May 1, 2014 – 7:30p.m.**

Board Present: Mark Zarrillo, Linda Hamlin, Robert Cook, Steven Kanes,
Sergio Modigliani and Jonathan Simpson

Staff Present: Polly Selkoe and Timothy Richard

Mark Zarrillo called the meeting to order at 7:30 pm.

BOARD OF APPEALS CASES

45 School Street – construct an uncovered porch requiring rear yard setback relief (5/15) Pct. 7

Polly Selkoe described the case and the zoning relief required.

The applicant explained that it is a small house and he would like to have the deck to provide more usable space.

Planning Board members had no objections and no one was present from the public to speak.

Mark Zarrillo ***motioned to recommend approval.***

Linda Hamlin ***seconded*** the motion.

Voted (6-0): The Planning Board recommends approval of the elevation dated 4/24/14 and site plan by Antonino Land Surveyors, Inc, dated 10/25/13, subject to the following conditions:

1. Prior to the issuance of a building permit, final plans of the deck and railing details shall be submitted to the Assistant Director of Regulatory Planning for review and approval.
2. Prior to the issuance of a building permit, the applicant shall submit to the Building

Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final plans showing the deck and railing details and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

21-39 Sears Road – construct a common driveway to serve four lots requiring a special permit for a common driveway (5/15) Pct. 15

Timothy Richard described the case and the zoning relief required.

Michael Burkin, attorney, was present to discuss the case with the Board. He described the thought process behind the location of the common driveway.

Chris McFarlane, Landscape Architect, presented the landscape plan to the Board.

Mark Zarrillo asked what would stop an owner from putting in their own driveway since all of the lots have frontage. Michael Burkin explained that the easement/restriction would prohibit an owner of each lot from doing so.

Mark Zarrillo asked when does this type of proposal become a subdivision road. He thought that the Board needed clarification on this issue. Mr. Zarrillo was not opposed to the proposal, but he thought that they needed more clarification on the restrictions on the land. Steve Kanes agreed, and was sympathetic to the proposal, but felt that more information was necessary.

Linda Hamlin found it difficult to read the plans and thought that the scale of the drawings was not easy to read. She felt that the landscaping plan should be clearer on the drawings.

Robert Allen, attorney, was present to represent concerned neighbors opposed to this proposal. He felt that further conversation with Town Counsel would be appropriate. He told the Board that there were not any conversations with the neighbors in the area. He said that this is a significant proposal. Mr. Allen thought that a neighborhood meeting would be appropriate. He told the Board that there is concern that this common driveway could result in a cluster development on two of the lots. Mr. Allen said that there was a great concern that there is not a current plan showing what is going to be built on each of the new lots. He said that the Town should know where the homes are going to be located prior to approval of the common driveway.

Joseph Freeman, 433 Lee Street, was present and opposed to the common driveway.

Debra Anderson, Lee Street, was present and said that this is an environmentally sensitive area and wants to make sure that these environmental issues are addressed in the neighborhood meeting.

Lisa Ruben Johnson, 99 Lee Street, thought that the common driveway should be located closer to 39 Sears Road. She also wondered if there were restrictions on cutting down trees on these

properties. Polly Selkoe clarified that conditions could be put on the approval for landscaping and tree removal.

Jack Connors, 71 Sears Road, thought the plan seemed very theoretical and thought that there should be more detailed plans before they proceed with the common driveway.

Mark Zarrillo said that they needed more information regarding the wetlands.

Mark Zarrillo thought that the applicant needs to have a meeting with the neighborhood and suggested that this case be continued so environmental issues could be examined.

The case was continued to a future date.

87 Colchester Street – replace garage with a larger garage, connected to the dwelling, requiring side and rear yard setback relief (5/15) Pct. 1

Timothy Richard described the case and the zoning relief required.

John Dillulo, architect, was present to discuss the case with the Board. He discussed the desire to have a usable garage connected to the house. Glen Goldman, property owner, pointed out that the existing garage is rotting and becoming dangerous. Mr. Dillulo discussed their plans for their landscaping counterbalancing amenity, designed to screen the side of the garage from the neighbors.

A neighbor spoke in favor of the proposal and thought that they should be granted a special permit.

An abutter was strongly supportive of the proposal.

Fred Lebow, 71 Colchester Street, was present and in support of the proposal.

Mark Zimmerman, a property owner in the vicinity, was present and in support of this proposal.

Mark Zarrillo ***motioned to recommend approval.***

Sergio Modigliani ***seconded*** the motion.

Voted (6-0): The Planning Board recommends approval of the plans by Dilullo Associates, Inc., dated 3/17/14, and the site plan by New England Land Survey, dated 1/28/14, subject to the following conditions:

1. Prior to the issuance of a building permit, final plans and elevations, indicating all proposed setback dimensions, submitted subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities subject to the review and approval of the

Assistant Director of Regulatory Planning.

3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

17 Baker Circle – construct an entry with a story above requiring relief for FAR and design review and modification of prior Board of Appeals case for construction of a garage with living space above (5/15) Pct. 16

Linda Hamlin and Robert Cook recused themselves from this case.

Timothy Richard described the case and the zoning relief required.

The homeowner was present to discuss the case with the Board. He discussed the state of the current entryway.

The Board did not have a problem with the proposal.

Mark Zarrillo ***motioned to recommend approval.***

Sergio Modigliani ***seconded*** the motion.

Voted (4-0): The Planning Board recommends approval of the plans, by Hamlin & Co. Inc., dated 2/25/14, and the site plan by Scott M. Cerrato, P.L.S., dated 2/18/14, subject to the following conditions:

1. Prior to issuance of a building permit, final elevations, floor plans, and a site plan, shall be submitted for review and approval by the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Minutes

Mark Zarrillo ***motioned to recommend approval*** of the minutes from April 10, 2014

Sergio Modigliani ***seconded*** the motion.

Voted (6-0)

Meeting adjourned.

Materials Reviewed During Meeting

- Staff Reports
- Site Plans and Elevations
- Minutes of the April 10, 2014 Planning Board Meeting